Open Rental Housing Code Case 25-01591 - Notice of Non Renewal/ Confirmation of Lease Move Out (#1)

From: s13rravan3ssa87
s13rravan3ssa87@proton.me

To: kwgreen@eugene-or.gov
kwgreen@eugene-or.gov
rentalhousing@eugene-or.gov
rentalhousing@eugene-or.gov
housinginfo@oregon.gov
housinginfo@oregon.gov
+2 more

Cc: s13rravan3ssa87@proton.me
s13rravan3ssa87@proton.me
sierracarbary@gmail.com
sierracarbary@gmail.com

On: Friday, April 10, 2026 at 11:02:44 PM

1 attachment 397 KB

Open Rental Housing Code Case 25-01591

The email being forwarded below is to demonstrate the incessant obstruction in my relocation, and fraudulent misrepresentation of the law by property management of the uncertified dwelling that has been occurring since July, due to the lack of external compliance enforcement.

This is the first notice of two notices within two weeks.
You will be receiving a second email being forwarded initiating an inspection.
You will also be receiving a third email being forwarded initiating a second notice.

Definitions

No-cause
A landlord action that ends a tenancy without claiming the tenant violated any rule, law, or lease term.

Termination
A landlord action that ends the tenancy and sets a legal move-out date.

Non-renewal

A landlord decision not to continue or extend the rental agreement after the current term ends.

Legal conditions in Oregon
A landlord may issue a no-cause termination or non-renewal only in two situations:
1. *The tenant is still within the first year of occupancy.*
2. *The landlord lives on the same property and the property contains no more than two units.*
There are no other valid circumstances for a pure no-cause notice.

I am not in the first year.
The landlord does not live on the property.

Therefore:
A no-cause termination / non-renewal issued to me is legally invalid & was issued outside the conditions allowed by Oregon law.

This is fraudulent misrepresentation of the law, & of their authority - **by AG Campus/AG Property Management**, while at the same time still denying my severance of tenancy in July as valid.

Due to the consistent maintenance of delusion rather than of housing, one can only presume that the denial of my tenancy severance is further substantiating evidence of the tenancy never being valid in the first place, considering the lack of certification on the unit for occupancy.

Please update the open rental housing code case 25-01591.
https://pdd.eugene-or.gov/CodeCompliance/ComplaintSearch

Thank you,
Sierra V Carbary
1840 Onyx Aly APT B Eugene, OR, 97403
(No certificate of occupancy for unit B, also renders unit A as uncertified).

Sent from Proton Mail for iOS.

-------- Original Message --------
On Thursday, 03/26/26 at 07:14 AG Property Management / AG Campus <communications@agcampushousing.mailer.appfolio.us> wrote:

> AG Property Management

AG Campus Housing
1177 Pearl Street, Eugene Oregon 97401
PHONE (541) 505-9906 FAX (541) 645-5446 Email: info@agcampushousing.com

Notice of Non-Renewal/Confirmation of Lease Move Out

Date Emailed: 03/26/2026

Tenants: Sierra V. Carbary and or all others
Address: 1840 Onyx Alley #B
Eugene, OR 97403

This letter is your NOTICE OF TERMINATION WITHOUT CAUSE / NOTICE OF NONRENEWAL
of your tenancy of the said Premises. This notice will be effective and your tenancy will terminate: 11:59 p.m., on 06/05/2026 (being at least 90 days after service of this notice, plus an additional 4 days if served by first-class mail).

If you have an online payment account, please delete any automatic ACH payments and inactivate your account.

If you remain in the premises after the date specified for termination, the landlord may seek to enforce the termination only by bringing a judicial action, at which time you may present a defense.

Please return all keys, including entry, mail, laundry, bike, storage keys, and FOBs; also parking passes and garage door openers. We have a drop box located at the office for weekend and after-hours returns. If you rent outside of Eugene, Creswell, or Springfield, please leave all keys inside the unit and contact our office via email when you vacate.

A per-day charge will occur if keys are not returned to our office on the lease move-out date. We will still enter the unit and begin the move-out process. Rekeying fees may apply for all non-returned keys. If you have any utility services set up in your name, please ensure you have arranged to have these turned off on your lease end date with the correct utility companies.

Upon moving out, please leave your forwarding address with us for the return of your Security Deposit. If an address is not left in WRITING or EMAIL with our office, we legally must mail the Security Deposit to the last known address and mark "Please Forward". If you do not have a forwarding address on file with USPS, you will NOT receive your Security Deposit. If a Security Deposit is lost in the mail, it will be your cost to replace the check.

Remember to please have your property cleaned and all items removed for our final inspection. Cleaning is not considered normal wear and tear, and cleaning charges will apply if the unit is not left in clean move-in condition. Pursuant to ORS 90.425, any property left on the premises has been abandoned, and your landlord intends to dispose of that property pursuant to the provisions of ORS 90.425(10). Tenant(s) agree that any goods, chattels, motor vehicles, or other property left on the premises, after termination of the tenancy by any means, shall be considered ABANDONED and will be disposed of as provided in the Oregon Landlord Tenant Act. The Property Manager will inspect the unit once your lease expires.

Depending on the condition the unit was left in will determine your refund. We do not schedule move-out inspections with tenants. We recommend taking pictures upon moving out for your own records. We do the same before scheduling services.

Please keep this email for your records. It has been great leasing with you! Let us know if you have any questions or concerns by emailing info@agcampushousing.com

It has been great leasing with you!

Thank you,
AG Property Management